



COMMERCIAL & MULTI-FAMILY BUILDING PERMIT FEES EFFECTIVE JULY 1, 2004

UBC TABLE 1-A¹

TOTAL VALUATION	FEE
\$1.00 to \$500.00	\$23.50
\$501.00 to \$2,000.00	\$23.50 for the first \$500.00 plus \$3.05 for each additional \$100.00, or fraction thereof, to and including \$2,000.00
\$2,001.00 to \$25,000.00	\$69.25 for the first \$2,000.00 plus \$14.00 for each additional \$1,000.00, or fraction thereof, to and including \$25,000.00
\$25,001.00 to \$50,000.00	\$391.25 for the first \$25,000.00 plus \$10.10 for each additional \$1,000.00, or fraction thereof, to and including \$50,000.00
\$50,001.00 to \$100,000.00	\$643.75 for the first \$50,000.00 plus \$7.00 for each additional \$1,000.00, or fraction thereof, to and including \$100,000.00
\$100,001.00 to \$500,000.00	\$993.75 for the first \$100,000.00 plus \$5.60 for each additional \$1,000.00, or fraction thereof, to and including \$500,000.00
\$500,001.00 to \$1,000,000.00	\$3,233.75 for the first \$500,000.00 plus \$4.75 for each additional \$1,000.00, or fraction thereof, to and including \$1,000,000.00
\$1,000,000.00 and up	\$5608.75 for the first \$1,000,000.00 plus \$3.65 for each additional \$1,000.00, or fraction thereof

- 1) **Determining Building Valuation:** The final determination of building valuation shall be made by the Building Official.
 - a) **For New Construction or Increases in Square Footage:** The value used in computing fees, based on UBC Table 1-A adopted by Resolution No. 1189, is determined on the basis of the valuation per square foot using the Building Valuation Data. Determination of the project square footage is based on gross area, defined below.
 - b) **For Remodel, Alteration or Tenant Improvement:** The value used in computing fees, based on UBC Table 1-A, is determined on the basis of the estimated current value of all labor and materials, whether actually paid or not, as well as all finish work, painting, roofing, electrical, plumbing, heating, air conditioning, elevators, fire-extinguishing systems, automatic sprinkler systems, other mechanical systems and other permanent work or permanent equipment but not including furnishings.
- 2) **Gross Area:** The gross area, used in conjunction with the Building Valuation Data and other data to determine the valuation of a building project, means the total area of all floors, measured from the exterior face, outside dimensions or exterior column line of a building, including basements, cellars and balconies, but not including unexcavated areas. Where walls and columns are omitted in the construction of a building, such as an open shed or marquee, the exterior wall of the open side or sides, for the purpose of calculating gross area, will be the edge of the roof, including gutters.

¹ UBC Table 1-A is part of the *Uniform Building Code*™ Copyright 1997 Published by the International Conference of Building Officials. Adopted by Resolution No. 1189 - Effective July 1, 2004

- 3) **Plan Check Fee Deposit:** The Building, Energy, Engineering and Fire Department Plan Check fees are due in full at the time of application and are non-refundable.
- 4) **Electrical, Mechanical and Plumbing Permits:** Electrical, Mechanical and Plumbing permits are issued separately from the building permit. For information on these permits, see the individual applications and fee schedules.

#	ITEM	FEE
1	Building Permit Fee*	100% of UBC Table 1-A
2	Building Plan Check Fee*	An Additional 65% of UBC Table 1-A
3	Energy Plan Check Fee*	See Table Below
4	Fire Department Plan Check Fee*	See Table Below
5	Engineering Plan Check Fee* (New Construction or Additions Only)	An Additional 120% of UBC Table 1-A
6	State Building Code Fee	\$4.50 per Permit plus an additional \$2.00 for each multifamily dwelling unit after the first unit.
7	Capital Facilities Charge (New Construction or Additions Only)	DETERMINED BY PUBLIC WORKS STORMWATER DIVISION
8	Impact Fees (New Construction, Additions or Change of Use Only)	FIRE, PARKS, TRANSPORTATION AND KING COUNTY Each Organization, specific to the project, calculates fees.

ENERGY CODE PLAN CHECK FEE	
NEW CONSTRUCTION:	FEE
New Commercial Building	\$112.29*
New Multi-Family Building	\$112.29* PLUS \$22.46* for each additional unit
TENANT IMPROVEMENT:	
No Energy Code Change	\$16.84*
0 to 1,500 square feet	\$33.69*
1,501 to 3,000 square feet	\$67.37*
3,001 to 10,000 square feet	\$134.75*
10,001 to 25,000 square feet	\$202.12*
25,001 square feet and over	\$336.87*

***A 3% Technology Surcharge is applied as authorized by City Ordinance # 2090, and extended by Resolution # 1162 on December 3, 2002.**

FIRE DEPARTMENT PLAN CHECK FEE	
VALUATION BASED ON UBC TABLE 1-A	FEE
\$0 to \$1,000	\$47.44*
\$1,001 to \$5,000	\$107.52*
\$5,001 to \$10,000	\$154.96*
\$10,001 to \$20,000	\$190.89*
\$20,001 to \$45,000	\$237.21*
\$45,001 to \$100,000	\$285.78*
\$100,001 to \$250,000	\$405.09*
\$250,001 to \$500,000	\$487.34*
\$500,001 to \$1,000,000	\$607.77*
\$1,000,001 to \$1,500,000	\$689.75*
\$1,500,001 to \$2,000,000	\$737.47*
\$2,000,000 and up	\$737.47* for the first \$2,000,000 plus \$60.08* for each additional \$500,000 or fraction thereof over \$2,000,000

OTHER INSPECTIONS AND FEES	
Inspections outside of normal business hours (minimum charge-two hours)	\$119.03 per hour
Reinspection fees	\$104.15 per assessment
Inspections for which no fee is specifically indicated (minimum charge-two hours)	\$104.15 per hour
Additional plan review required by changes, additions or revisions to plans (minimum charge-two hours)	\$104.15 per hour*
Additional plan review required by Deferred Submittals (minimum charge-two hours)	\$104.15 per hour*
For use of outside consultants for plan checking* and inspections, or both	Actual costs ²

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EFFECTIVE JULY 1, 2004

² Actual costs include administrative and overhead costs.